

CITY OF NEWTON, MASSACHUSETTS

PURCHASING DEPARTMENT

purchasing@newtonma.gov

Fax (617) 796-1227

August 25, 2011

ADDENDUM #1

REQUEST FOR PROPOSALS #12-09

4 MODULAR CLASSROOMS @ 3 ELEMENTARY SCHOOLS

THIS ADDENDUM IS TO: **Address Items from Pre-Bid Meeting and Answer the following Questions:**

Q1. What foundation design is to be used?

A1. It is the responsibility of the modular contractor to engineer the foundations. Zervas Elementary School and Horace Mann Elementary School are within areas that required review by the Conservation Commission. Refer to detail #5 on Sheet A0- Zervas and Horace Mann require a pier type of foundation in conjunction with the bed of crushed stone below the additions.

Q2: Is there any incentive for early completion?

A2. No.

Q3. Clarify whether combustible or non-combustible construction is required.

A3. It is up to the modular contractor to decide. If combustible construction is used, the proper 2-hour separations between the new and existing construction must be maintained through all systems.

Q4. Would utilizing used modular buildings with regard to Green result in a more advantageous assessment?

A4. If the Used Modular is Green, it would be taken into consideration when we are rating the submitted proposal from a prospective vendor. The fact that it is Green in and of itself will not automatically give a higher rating.

Q5. At Zervas Elementary School, can access be through the fenced play area on the south side of the school via Beethoven Street?

A5. Yes, access would be through the fenced edge of the play field via the street frontage. The contractor is responsible for removing and replacing in kind the fencing as necessary to allow required access by equipment, as well as the repair to the grass area that will be impacted.

Q6. At Horace Mann Elementary School, will the contractor have access to the adjacent Boys and Girls Club property for access to the work area on the school property?

A6. No. There is process that would have to take place but would not be completed by the time the modular is to be installed.

Q7. What should be done with the butterfly garden at Horace Mann Elementary School?

A7. The exterior fencing and interior low foot path fencing for the garden may be removed, the garden covered with plywood, etc., and then replaced by the contractor, if required. This would allow equipment to go through to the proposed modular site. This is just an option, not a requirement to assist in placing the modular.

Q8. Will the signup sheet be posted on the website?

A8. Yes.

Q9. Please provide clarification on the cable TV, intercom and other media?

A9. There should be a Teacher Station and Five (5) student data ports per classroom.

Q10. Do the specifications state what is meant by being “green?”

A10. Refer to Specification Section Modular Building Systems – 133420-1.4 Sustainable Design Requirements (Alternate).

Per the Specification Section Alternates – 012300, the base bid is for units that meet all current codes and can be up to three years old. This can include modulares that are new and meet the criteria.

Alternate one is for new units that meet or exceed the enhanced energy performance requirements of the “stretch code.”

Alternate two is for new units that meet or exceed the enhanced energy performance requirements of the “stretch code” AND include the additional “green” features listed in:

- a. Specification Section Modular Building Systems – 133420-1.4 Sustainable Design Requirements (Alternate)**
- b. Specification Section Electrical – 260000-1.2.D.2**
- c. Specification Section Electrical – 260000-1.2.E.2**
- d. Specification Section Heating, Ventilating and Air Conditioning – 230000-2.10**
- e. Sustainable Upgrade notes #1-7 on Sheet A0**
- f. Note #4 on Sheet B-M1**
- g. Note #9 on Sheet HM-M1**
- h. Note #2 on Sheet Z-M1**
- i. Note #6 on Sheet E-1.0**

Q11. Is there anything underground at the Zervas School site?

A11. To the best of our knowledge there are no underground utilities on the proposed modular location or access way from Beethoven Avenue.

Q12. Can we have a copy of the door/window schedule?

A12. Door Schedule: Refer to Detail #4 on Sheet A0 for typical information about door sizes, material, and glazing. Refer to demolition and new floor plans for locations of

relocated/reused doors at each school. Also refer to Specification Section General Requirements – 011000-1.6.L and to Specification Section Flush Wood Doors – 081400 for door material and hardware information.

Window Schedule: Refer to Details #2 and #3 for typical window sizes and configurations.

Q13. Can we get a mechanical equipment schedule?

A13. Mechanical Equipment Schedule: Specification Section Heating Ventilating and Air Conditioning – 230000-1.2.B and also refer to mechanical drawings.

Q14. Can you supply a room finish schedule?

A14. Interior Finish Schedule:

- 1. New g.w.b. assemblies in the new classrooms will typically be vinyl wrapped. Refer to specification Section Gypsum Board Assemblies – 092900-2.4.C.**
- 2. Existing materials will typically be painted as noted on the drawings.**
- 3. New g.w.b. assemblies outside of the new classrooms (corridors) will be painted.**

Q15. Can you supply a lighting schedule or at least model numbers of what type of lights?

A15. Lighting Schedule: Refer to Specification Section Electrical – 260000-1.2.D.

Q16. Is there a detail modular building specification, which calls out materials that the building should be constructed of?

A16. Refer to Specification Section Modular Building Systems – 133420.

Q17. Is there a detail of the siding pattern to be used?

A17. The pattern, described in Specification Section – Fiber-Cement Siding 074610-2.1.A.2, is a vertical pattern based on a sheet size of 48”x120”. The pattern should be coordinated with exterior openings. Detail #6 on Sheet A0 indicates that either a batten or metal trim (as described in Specification Section 074610.2.2.B) is to be used for the horizontal and vertical seams, as well as, inside and outside corners.

Q18. The RFP requires submittals of an installation plan showing building and utility connections- what is expected beyond that already shown on the architect’s plans provided with the Bid documents?

A18. It is expected that either confirmation that proposed units shall be installed as designed in the RFP or that a description will be provided of an alternative installation plan that will be used.

Q19. Many of the technical proposal requirements regarding plan submittal entail full systems design that would only occur after project award. Is it acceptable to submit “typical” plans and details representative of similar systems in lieu of actual?

A19. Yes as long as it pertains to the proposed type of unit at each location that is being submitted.

Q20. Is wood frame construction an allowable alternative?

A20. Yes, refer to Question #3 above. The units are required to be constructed in such a way that they could be moved to another location in the future.

Q21. Clarify the sprinkler requirement if the existing schools are not currently sprinklered?

A21. The current code requires that the each of the existing schools be sprinklered due to the additions. The City has requested an extension to comply with this requirement. The City anticipates installing a full sprinkler system within a year at each location. The new classroom additions are to be provided with all the associated components of a sprinkler system as described in the bid documents in order for it to be tied in at a future date to the system to be designed and installed for the remainder of the existing building at each location.

REVISIONS TO THE PROJECT MANUAL:

- 1. Specification Section Electrical – 260000-1.2.D.2: Insert the following text before “Light fixtures”:
“Sustainable Upgrade (Alternate #2- Daylight Harvesting):”.**
- 2. Specification Section Electrical – 260000-1.2.E.2: Insert the following text before “Provide”:
“Sustainable Upgrade (Alternate #2- Daylight Harvesting):”.**

REVISIONS TO THE DRAWINGS:

- 1. Revise General Note #6 on Sheet E-1.0 to read: “Burr Elementary classroom addition shall be provided with “Sustainable Upgrade (Alternate #2- Daylight Harvesting)”. Refer to specifications for additional information.”**
- 2. Add General Note #6 on Sheet E-2.0 to read: “Horace Mann Elementary classroom addition shall be provided with “Sustainable Upgrade (Alternate #2- Daylight Harvesting)”. Refer to specifications for additional information.”**
- 3. Add General Note #5 on Sheet E-3.0 to read: “Zervas Elementary classroom addition shall be provided with “Sustainable Upgrade (Alternate #2- Daylight Harvesting)”. Refer to specifications for additional information.”**

All other terms and conditions of this bid remain unchanged.

PLEASE ENSURE THAT YOU ACKNOWLEDGE THIS ADDENDUM ON YOUR BID FORM.

Thank you.



Rositha Durham
Chief Procurement Officer